

GREEN &
CO



£550,000 Springbank Ickleton Road, Wantage, Oxfordshire, OX12 9JA, UK

Freehold



GREEN &
CO

£550,000 Ickleton Road, Wantage

Council Tax Band E

Wonderful detached chalet bungalow, situated on the sought-after southern edge of the historic market town of Wantage. Offering spacious and modern living, this four-bedroom home has been thoughtfully enhanced, making it an ideal choice for families seeking comfort, style, and practicality. The heart of the home is the stunning contemporary kitchen, featuring a range of premium Neff appliances, including a hide-and-slide oven, combination oven, warming drawers, and an induction hob with an integrated hood. A large breakfast bar creates the perfect setting for casual dining or entertaining, with an option to use the fourth bedroom as a separate dining room if desired. The kitchen seamlessly flows into the vast sitting room, separated by elegant oak-framed bi-folding doors that can be opened to extend the entertaining space. French doors lead from the sitting room to the southerly-facing front garden, allowing natural light to flood the space. The ground floor also boasts a well-equipped utility room with a sink, storage, and space for appliances, along with a spacious entrance hall that includes a dedicated office area. The master bedroom benefits from a sleek ensuite shower room, while a second double bedroom and a stylish family bathroom complete the ground floor. Upstairs, a generous landing leads to two exceptionally spacious double bedrooms, both served by a substantial shower room, offering ample space and privacy. Externally, the property is approached via a brick-paved driveway, providing ample off-road parking, including a carport. The enclosed gardens wrap around the home, featuring two paved patio areas that capture both the morning and afternoon sun; ideal for outdoor relaxation. Additionally, planning permission was granted for an oak-framed garage with a linked porch (Ref: P18/V2251/HH), offering further potential. Combining contemporary elegance with practicality, this superb home enjoys stunning countryside views and a prime location; early viewing is highly recommended.

what3words. [w3w.co/snowstorm.extra.fries](https://www.what3words.com/snowstorm.extra.fries).

Ofcom. For broadband speeds and mobile coverage please visit <https://www.ofcom.org.uk/>, if Rightmove have deleted this link then please click on our attached PDF brochure and click on the link there.

Utilities. All mains services connected.



Green & Co. 33 Market Place Wantage OX12 8AL; t. 01235763562; e.sales@greenand.co.uk



Heating Type. Gas fired central heating to radiators.

Location. Once a winner of the Great British High Street award and recognised by The Sunday Times as an often-overlooked gem of Oxfordshire destined to become a thriving hub, Wantage is ideally located in the Vale of the White Horse. The town offers excellent transport links, with the A338 providing easy access to the A34, M40, M4, and rail services from Oxford, Didcot, and Swindon. A picturesque Market Town with deep historical roots dating back to the time of Alfred the Great, Wantage boasts a vibrant mix of high street and independent retailers, along with a wealth of bars, restaurants, and cafes that contribute to its thriving community atmosphere. King Alfred's Academy provides secondary education and is part of the Cambrian Learning Trust, collaborating with local primary schools, including Charlton, Wantage CofE, and the outstanding Stockham Primary School and Wantage Primary Academy. With easy access to the stunning surrounding countryside, including the ancient Ridgeway and White Horse Hill, Wantage offers the perfect blend of semi-urban living and rural beauty. There is a superb range of schools in the area, including St Hugh's, Pinewood, Cothill, and Radley; The Dragon, Summerfields Headington and Magdalen College School in Oxford, Abingdon School together with St Helen's and St Katharine's in Abingdon.

Agent's Note. Some library images used for marketing purposes.

Green & Co. 33 Market Place Wantage OX12 8AL; t. 01235763562; e.sales@greenand.co.uk

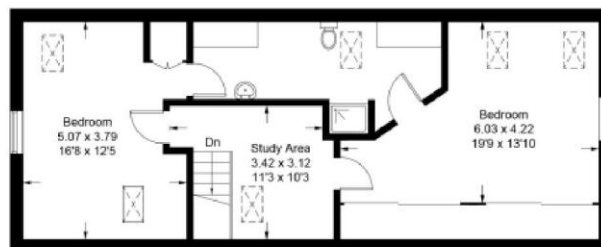




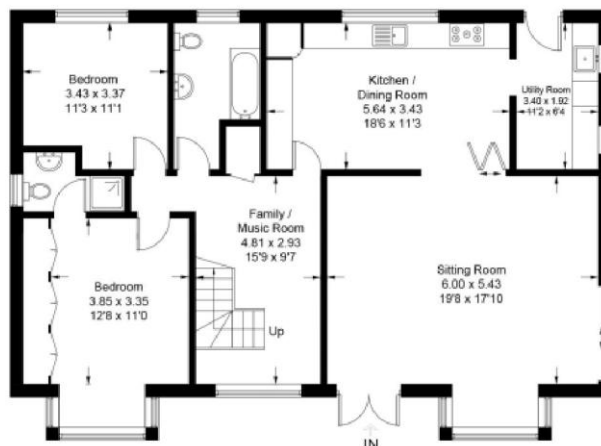
GREEN & CO

Ickleton Road, Wantage, OX12 9JA

Approximate Gross Internal Area = 184.0 sq m / 1981 sq ft



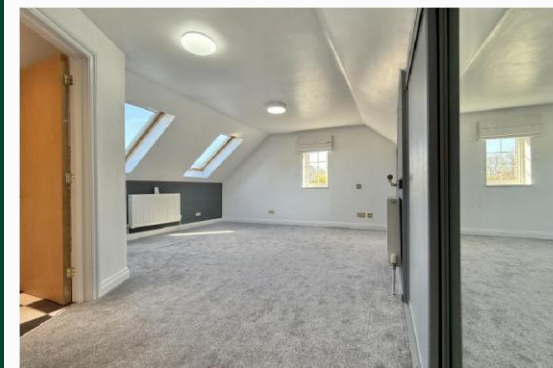
First Floor



Ground Floor

GREEN & Co

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
floorplansUsketch.com © (ID114093)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Buyers must check the availability and/or any particular aspect of the property that could be of importance to them before booking an appointment to view or embarking on any journey to see it. Floor plans are provided entirely for illustrative purposes only and are NOT to scale. These particulars are copyright and are not to be reproduced in anyway without our written consent.

CONSUMER PROTECTION REGULATIONS AND UNFAIR TRADING REGULATIONS 2008

Green & Co has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. We have not had sight of the title documents. Buyers should seek professional advice. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Unless stated otherwise fitted carpets, curtains, window dressings, fixtures and fittings may not be included. However, they may be available by separate negotiation.

DATA PROTECTION ACT 2018

All handling of your personal data is done in compliance with our privacy policy and the General Data Protection Regulations (EU) 2016/679 ("Data Protection Legislation"). For full details of our privacy policy visit www.greenand.co.uk/primary-policy-and-notice.